

Town of Milton
Historic Preservation Commission Meeting
Milton Library, 121 Union Street
Tuesday, March 13, 2012
7:00 p.m.

Transcribed by: Helene Rodgvile
[Minutes are not verbatim]

1. Call Meeting to Order
Dennis Hughes: called the meeting to order at 7:00 p.m.
2. Roll Call of Members

Mike Filicko	Present
Dennis Hughes	Present
Gwen Foehner	Present
Sally Harkins	Present

Dennis Hughes: Before we get started, I would like to recognize Councilwoman Barbara Vaughn from the City of Lewes. She's here talking about getting the Milton and Lewes' Historical Societies together and discussing things to see if we can work together. Thank you for coming and we appreciate it.

Councilwoman Barbara Vaughn: May I speak?

Dennis Hughes: Yes, sure, go ahead.

Councilwoman Barbara Vaughn: We're close neighbors and you use, I think, parts of the Lewes Ordinance that was adopted in 2004 in Lewes and I know it's not perfect and there's some things we've already had a few conversations about; particularly about materials and especially windows. One of the projects that the Lewes Historic Preservation Commission is in progress of putting together is a public meeting, either on April 27th or May 11th. It's a Friday night and the meeting would be at the Lewes Library upstairs. Russ McCabe, who is one of your own, he lives on Gravel Hill Road and is a wonderful speaker, has agreed to talk about the historic relationship between Milton and Lewes. It goes way back and there are all kinds of stories that he has to tell. That same evening, one of our Historic Preservation Commissioners, Steve Rogers, has come into possession of two wooden windows. Now Steve is not only a great artist, but he's also very construction savvy and he has restored one of the wooden windows in a way that would make it very usable for an historic home and then he's keeping one so people can look at what it looked like before it was restored. Rusty Laporte, who lives outside of Lewes, he is a handy man par excellence and does a lot of work around various neighborhoods. He's going to assist Steve in this. So this is an invitation to all of you and to all of the citizens of Milton, to come to Lewes on one of those dates. One of the reasons I'm here, is to find out if there's any conflict

that your town has with either of those dates; so that we can nail this down and start publicizing it, because I think it would be not only a fun evening, but a very rewarding evening, because windows are the bane of our existence and we want to do better. Have you had a chance to look at the dates?

Robin Davis: I emailed the members and I will figure it out and get back to you.

Councilwoman Barbara Vaughn: Okay. Well thank you very much for allowing me to be here.

Dennis Hughes: Thank you for coming.

3. Corrections/approval of the Agenda

Dennis Hughes: Does everybody have a copy of the agenda in front of them? As you can see we have three items on the agenda tonight. Does anybody have any additions or corrections to the Agenda? If not, I will entertain a motion for approval.

Gwen Foehner: I make a motion to approve the agenda, as presented.

Sally Harkins: Second

Dennis Hughes: I have a motion made and seconded to approve the agenda for tonight. Are there any questions on that motion? All in favor say aye. Opposed. Motion carried.

4. Approval of minutes of February 14, 2012

Dennis Hughes: Everybody has a copy of the minutes from the last meeting. It was kind of a long meeting. I think we got a lot accomplished that night. If we have no corrections or additions, I will entertain a motion.

Sally Harkins: I make a motion to approve the minutes for the February 14, 2012 meeting, as posted.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.

Mike Filicko: Question, Denny, I wasn't at that meeting so may I vote, aye?

Dennis Hughes: Yes.

Mike Filicko: Even though I wasn't there?

Dennis Hughes: Yes.

5. Business

a) Discussion and possible vote on the application from Richard Dreason for the modification of an approved plan. The modification includes a change in the window design on the house located at 302 Mill Street further identified by Sussex County Tax Map and Parcel #2-35-20.08-41.00

Dennis Hughes: Mr. and Mrs. Dreason were here before, we approved their plan and I think modification to approve historic plan for windows longer. If anybody has ridden by the house, I think you can see that when they took the asbestos siding off, that the windows did go up. You could see the filler boards. I think you're here tonight to get permission to make

the windows the same size as the original opening.

Michael Dreason: That's correct.

Dennis Hughes: Okay, so you want to go ahead?

Rich Dreason: That is correct. We would like to change basically the grids. The windows are the same width, they would just be taller. It's more historic and Kathy, in reviewing the deeds for the property, found that it was a little more historic than we thought it was. It was a carpenter shop for the shipbuilding and that's why they had the tall windows to let more light in; probably in the 1870's, 1880's, there was also probably a lathe, a big lathe in there.

Dennis Hughes: So the grids and everything is all going to stay the same, so the only thing changing is...

Rich Dreason: Well the grids will be nine over nine. I have a house on the bottom here from Williamsburg and basically that's how they did it; they did the tall windows right up, there's a ridge board that goes where the roof starts and that's what they used to do is go up to that ridge board and basically they would be nine over nine grids. As far as history goes, that's a guess of what was in there. Because the glass probably would have been small panes; it wouldn't have been big panes at that time, so the small panes would probably be nine over nine.

Dennis Hughes: Okay. Does anybody have any questions for Mr. Dreason?

Mike Filicko: It says Number 74.9; anyway, windows, new structures or alterations to existing designated historic sites and construction or alterations to structures in the Historic District shall have windows that are compatible in appearance to those in the existing structure and surrounding areas, so it sounds like your windows were in the existing structure, before they changed.

Rich Dreason: Yes. No these windows weren't. The windows that were there, were probably from the 1900's, because the three with the one is an old type window; the nine over nine is what was there. Most of all on that cemetery green is grid windows; nine over nine; six over six windows. Those are typical of Federal period. In general, it just makes it look older.

Mike Filicko: I think what you're saying, the windows that were there when the house was built is similar to what you want to put in. That's correct?

Sally Harkins: Right.

Rich Dreason: Our best guess.

Katherine Dreason: I will add too, that there's only one window that doesn't have strange framing around it and that's the window that you're showing right there and that is a six over six in the upper story there.

Rich Dreason: It has no weights or anything like that. It's an older window and it's the only one we can find that we think is probably original, because all the others you can see where they've already been there. You

can see where they've been put in and that one window that Kathy mentioned appears to be original.

Dennis Hughes: I see too, this hasn't anything to do with the windows, but was it insulated before? I've seen the little round holes; just up from the corner from that? I guess it was insulated.

Rich Dreason: Yeah, they blew that. That stuff was horrible.

Dennis Hughes: Yeah, that's what I thought.

Rich Dreason: I guess it's okay when it's in there, but try to take it out; it's pretty dusty. That wood that's there is, I think, long leaf pine, which is the siding on two sides of the building is pretty nice. I'm going to try to take it off and use it as paneling inside. It's pretty dry, but I'll see how it works out. But it is quite nice wood actually.

Dennis Hughes: Does anybody else have any questions? Okay, if not we'll vote on the application to modify and approve the historic plan windows larger and so I'll entertain a motion to accept this.

Sally Harkins: I make a motion that we approve the modifications that include a change in the window design for the house located at 302 Mill Street.

Mike Filicko: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve

Dennis Hughes: He has a building permit, can that just be modified? He doesn't have to get a new one?

Robin Davis: We'll just make a modification to the building permit.

Dennis Hughes: Okay, so your application is approved.

Mr. and Mrs. Dreason: Thank you very much.

Dennis Hughes: You're certainly welcome. You're doing a good job up there.

Rich Dreason: We're trying.

Dennis Hughes: Was that you on the ladder up there?

Mr. and Mrs. Dreason: Her, me, we both do it. You can only take it all you can. You either have to hire somebody to do it that has HazMat suits and everything, or as an owner you can do it, but you can't have anybody to just paint it; you know some guy get people to come in and take it off; but we had to do it. It was lovely.

Katherine Dreason: We took it to hard scrapple.

Rich Dreason: It's \$133 a ton.

Katherine Dreason: Just in case you buy one of those houses.

Dennis Hughes: Okay, thank you.

- b) Discussion and possible vote on the application from William and Tammy Jones for installation of a shed on the property located at 118 Broad Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-81.01
- Dennis Hughes: We have the application and the description of the work is putting a shed on the property. So are Mr. and Mrs. Jones here?
- Roger Boden, Hudson Road in Milton: I'm Tammy Jones' father-in-law and I'm here representing them, if there are any questions.
- Dennis Hughes: I see this is the type of shed they want to put in?
- Roger Boden: Yes it is.
- Dennis Hughes: Okay, it meets all setbacks. Where the concrete is, that's where they're...
- Roger Boden: Yes.
- Dennis Hughes: And just in back of that is a shed, the neighbor's shed, right?
- Roger Boden: That's correct.
- Sally Harkins: Did they separate that property?
- Robin Davis: That's what it looks like. It looks like originally that shed was part of the property on Broad Street and then it got sub-divided and the shed ended up on the Tony Street property.
- Sally Harkins: Okay. So the shed they're putting in is similar in looks to the shed that is there?
- Robin Davis: Correct.
- Dennis Hughes: Narrow and long.
- Sally Harkins: And that's all the Code says, that it needs to be similar. A new structure, right? And the setbacks will meet the Codes?
- Robin Davis: Yes it does.
- Dennis Hughes: And we don't have any jurisdiction over the color?
- Robin Davis: That's correct.
- Gwen Foehner: Just curiosity, on the sheet that you have there says wood and vinyl. Is it going to be wood or vinyl?
- Roger Boden: I believe that the siding is vinyl, but the structure is wood.
- Dennis Hughes: What's the one in back of it? Is that wood or vinyl too? I can't really tell.
- Sally Harkins: The shed that's there?
- Dennis Hughes: Yes.
- Sally Harkins: I think it is vinyl.
- Robin Davis: It almost looks like a double four vinyl siding with asphalt shingles?
- Dennis Hughes: So basically Broad Street is here, right?
- Robin Davis: Correct, Broad Street is where the porch is on the survey.
- Dennis Hughes: Okay, so it's actually in back of the house?
- Robin Davis: Correct, but it will be seen from the Reed Street.
- Dennis Hughes: Yeah, from Reed Street, right. Does anybody have any

questions of Mr. Boden?

Robin Davis: Actually the proposed shed looks to be maybe a little bit smaller than the one that's there.

Dennis Hughes: It does say here, too, that the other shed is no longer associated with that property. Does anybody have any questions? If not...

Mike Filicko: It seems as though the shed meets all the required setbacks.

Robin Davis: Yes.

Dennis Hughes: And the vinyl is an accepted material.

Robin Davis: Yes. Correct.

Mike Filicko: I make a motion that we approve the shed.

Gwen Foehner: Second.

Dennis Hughes: Okay I have a motion made and seconded. Are there any questions on that motion? If not, we will take a roll call vote:

Mike Filicko	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve

Roger Boden: I thank the Board.

Dennis Hughes: Thank you and does he need to get the building permit.

- c) Discussion and possible vote on the application from Gordon and Roberta Hagen to construct a 6' x 9' second story addition over the first floor bathroom and exterior renovations to existing sunroom on the back of the home located at 203 Union Street further identified by Sussex County Tax Map and Parcel # 2-35-14.19-174.00

Dennis Hughes: I believe they were all here and at that time were not really decided what you were going to do at that time.

Roberta Hagen: We had originally wanted to build off of the back. When we got the survey done, we found, thanks to Federal Emergency Management Agency, anything that we would build in addition, because we are in a flood plain, had to be 2-1/2' higher than the current height of the house. The whole point of doing the addition was to have a handicapped accessible bedroom/bathroom. If it's 2-1/2' higher than the current house, it's no longer handicapped accessible. So at that point we said, start again. So that whole addition is now done. So in order to be able to fit the bathrooms the way we were hoping to; because we need at least one bathroom upstairs, at least one; in order to be able to do that, what we would like to do, is stack a second floor bathroom on top of the existing bathroom, which was added on to the back of the house, I would guess in the 30's or the 40's. It's literally a little lean to on the back of the house; probably not uncommon. There was only one bathroom in the entire house. A lot of rooms with the one bathroom. So, because we cannot, because of Federal Emergency Management Agency, build out further;

well we thought, let's stack it to put... So, again, the windows would be two over two; so it would match the rest of the house. All it would do would be the bump that's existing in the back of the house, would be a two-story bump, instead of a one story bump; so we would be able to accommodate the two bathrooms. There's also a jalousied porch on the back, which is not very energy efficient; obviously put on, probably in the 50's or the 60's; it doesn't match the house. We would like to get rid of the jalousies and put conforming windows and door on that back; since we can't, again, build out, we want to basically use that as the laundry room; so we would be able to have it a little more weather tight. Jalousies are not very good for heat or air lofts.

Sally Harkins: So you're putting windows in to match the rest of the house, is what you're doing?

Roberta Hagen: Correct. Correct.

Dennis Hughes: I noticed that this was hand drawn; will the roof line be lower or is it going to be kind of evened out? Right here. See...

Roberta Hagen: On the bathroom at the top, it would be slightly lower.

Dennis Hughes: Slightly lower. Okay. That's what it shows, but I didn't know if it was... Okay. There we go. I'm sorry.

Roberta Hagen: And we will use similar siding to what is on the house at the moment. Eventually we would like to get rid of all of that vinyl and go back to something more historic. At this stage, we can't really afford to do all the windows and the siding; so to make it conform to what's there at the moment; keeping in mind that eventually we would like to get rid of the beige and put something a little more appropriate.

Gwen Foehner: Just curiosity question. The existing deck that you're building something over; I thought you said that was basically a shed or something.

Roberta Hagen: It's a lean to, basically added onto the back of the house.

Gwen Foehner: Can you build over it? Is it sufficient to hold the...

Roberta Hagen: Yes, my builder says yes.

Sally Harkins: So it's safe?

Roberta Hagen: Yeah, it does have a foundation that we can build on, so we're not actually having to... Again, we can't put any new foundation because of the Federal Emergency Management Agency regulations; so we have to work with what's there, which is a shame, but you do what you have to do.

Sally Harkins: Right.

Dennis Hughes: As the President of the Historical Society and we had to, when we remodeled that building, we had to raise it up and the Corps of Army Engineers; we had to raise it three foot; because when you went in, it was right on the sidewalk; we had to put it up three foot.

Roberta Hagen: We did actually look into doing that and the cost was just prohibitive.

Dennis Hughes: Well our building, our foundation, was wood and it had been shot, so we had to do something, so...

Sally Harkins: Are we going to take this in two steps to do it?

Dennis Hughes: Okay, let me go back here.

Sally Harkins: Do the windows first?

Robin Davis: I would do the 6' x 9' second level bathroom first. That's how it is on the application.

Sally Harkins: Okay.

Dennis Hughes: Does anybody else have any other questions?

Gwen Foehner: Okay, I'll make a motion that we approve the first part of the application which is the addition of a 6' x 9' second level bathroom over the existing bathroom on the back of the house.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded to accept the construction of the 6' x 9' second story addition bathroom. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve

Dennis Hughes: That part of the motion is approved.

Dennis Hughes: The second one is the first floor bathroom and interior renovations and the windows, right?

Robin Davis: The interior renovations to the existing sunroom in the back of the house to basically remove the jalousie windows that are there and install the windows that have been submitted with the application. Is the door going to change too?

Roberta Hagen: Yes, but it will be half glass or three quarter glass door. It is a glass door at the moment already; so again, replaced with something similar, but energy efficient.

Gordon Hagen: What Roberta is talking about it sounds like a window; it's actually almost the entire wall is rounded; it's all glass. It's totally different then the rest of the house.

Robin Davis: Yes, the application says install exterior door.

Dennis Hughes: Okay, if all the materials meet our Code, I'll entertain a motion.

Sally Harkins: I make a motion that we approve the removal of the old windows in the sunroom to the exterior renovations and then also to approve the changing of the door.

Dennis Hughes: Okay, the motion is made. Do I hear a second?

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded on the second part of the application. Any questions on that motion?

Robin Davis: The grids, are they all going to match?

Roberta Hagen: That's the whole point of this, as we go along to make everything match.

Robin Davis: Just want to make sure, that's for the record.

Dennis Hughes: Okay, we have the motion and seconded; no questions. We'll have a roll call vote:

Mike Filicko	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve

Dennis Hughes: Okay, so both parts of your application have been approved and you can see Robin to take care of all the paperwork. Thank you.

Roberta Hagen: We'll see you next month for the next part of this.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Sally Harkins: I make a motion to adjourn at 7:30 p.m.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. It appears there are now questions on this motion. By voice vote, all in favor say aye. Opposed. We are so adjourned.